

# LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

November 28, 2006

## AGENDA

The Lake County Zoning Board held a public hearing at **9:00 a.m., on Wednesday, November 1, 2006**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans. A workshop was held immediately following the public hearing.

The recommendations of the Zoning Board will be transmitted to the **Board of County Commissioners** for their Public Hearing to be held at **9:00 a.m., or soon thereafter, on Tuesday, November 28, 2006**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

### BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Ms. Elaine Renick	District 2
Ms. Debbie Stivender	District 3
Ms. Linda Stewart	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

### ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	
Mr. John Childers, Ex-Officio, Non-Voting Military Representative	

### COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager  
Mr. Sanford A. Minkoff, County Attorney  
Ms. Melanie Marsh, Deputy County Attorney  
Ms. LeChea Parson, Assistant County Attorney

### GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management  
Ms. Amye King, AICP, Deputy Director, Department of Growth Management  
Mr. R. Wayne Bennett, AICP, Planning Director, Planning & Development Services  
Mr. Brian Sheahan, Chief Planner, Planning & Development Services  
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services  
Ms. Stacy Allen, Senior Planner, Planning & Development Services  
Ms. Karen Ginsberg, Senior Planner, Planning & Development Services  
Ms. Denna Levan, Associate Planner, Planning & Development Services  
Mr. Ryan Guffey, Senior Planner, Planning & Development Services  
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
November 1, 2006  
**AND**  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
November 28, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The Zoning Board / BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member or member of the public.

PH#91-06-5	Obed & Coretta Graham <b>Christopher J. Shipley, Esq.</b>	1	#121-06-CFD
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PH#89-06-5	Louis Meucci, Trustee, et al The Highlands at Lady Lady <b>Greg Beliveau, AICP, LPG Urban &amp; Regional Planners</b>	2	#117-06-PUD <b><u>WITHDRAWN</u></b>
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PH#92-06-2	David & Beth Wilkinson; Jeffrey & Julie Clay; Edward & Debra Jordan; Glenn & Margaret Callin; Wayne & Christine Clay <b>Beth Wilkinson</b>	3	#123-06-Z
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CUP#06/11/2-3	Bruce Staley and Jacob Staley	4	#122-06-CUP
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PH#87-06-4	YellowFin Properties LLC <b>Guy or Catherine Bartels</b>	5	#116-06-RP
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REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#80-06-3	Fla-Ga District Lutheran Church <b>Michael Mahler, Vice President</b>	6	#93-06-PUD <b>90-day continuance</b>
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PH#16-06-3	Jim Lyden & Don Nicholson <b>Craig Kosuta &amp; Associates</b>	7	#24-06-PUD/AMD <b>Staff Continuance Pending Annexation</b>
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PH#24-06-3	Jim Lyden & Don Nicholson <b>Craig Kosuta &amp; Associates</b>	8	#26-06-Z <b>Staff Continuance Pending Annexation</b>
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PH#25-06-3	Jim Lyden & Don Nicholson <b>Craig Kosuta &amp; Associates</b>	9	#27-06-Z <b>Staff Continuance Pending Annexation</b>
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**TRACKING NO.: #121-06-CFD**

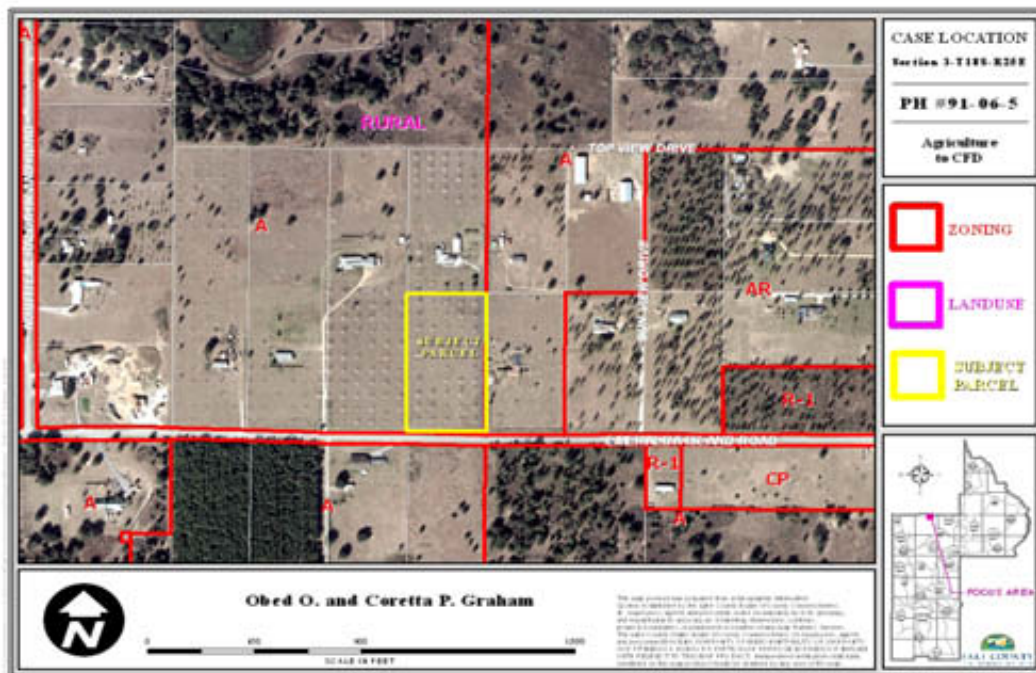
**CASE NO: PH#91-06-5**

**AGENDA NO: #1**

**OWNER: Obed & Coretta Graham**

**APPLICANT: Christopher J. Shipley, Esq.**

**GENERAL LOCATION:** Leesburg area – Property located N of Emerald Island Road, W of CR 452 and Sun View Drive, and E of N. Emerald Island Road.



**APPLICANT'S REQUEST:** A request for rezoning from A (Agriculture) to CFD (Community Facility District) to allow for construction of a church.

**SIZE OF PARCEL:** 5 +/-acres

**FUTURE LAND USE:** Rural

**STAFF'S RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Approval 6-0

TRACKING NO.: #117-06-PUD

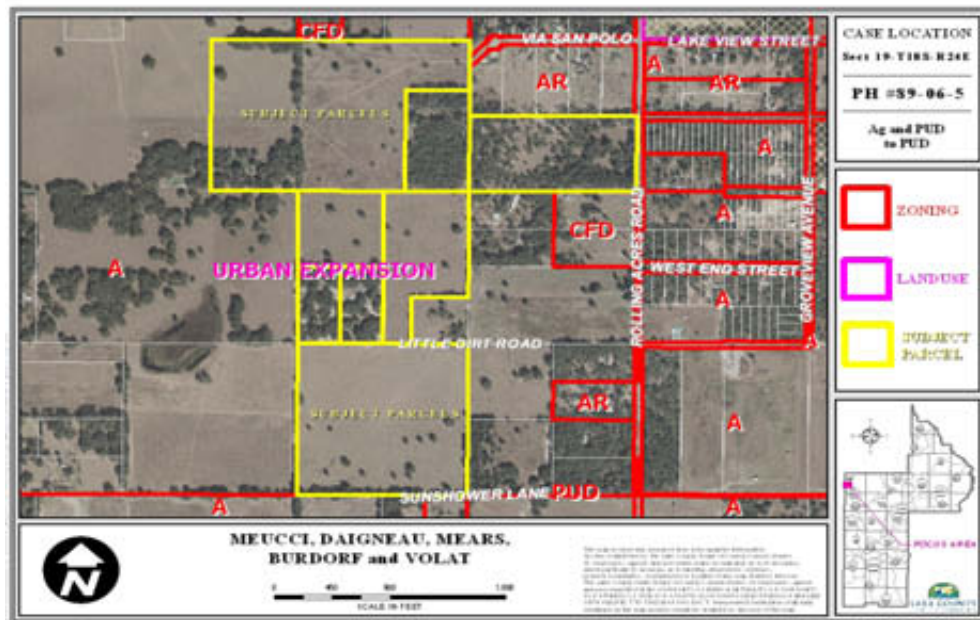
CASE NO: PH#89-06-4

AGENDA NO: #2

OWNER: Louis Meucci, Trustees, et al

APPLICANT: Greg A. Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Lady Lake area – Property lying W of Rolling Acres Road and S of SR 466.



**APPLICANT'S REQUEST:** A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to add land to the existing approved PUD Ordinance #2006-25 to allow for an age-restricted residential development.

**SIZE OF PARCEL:** 157 +/- acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Approval

11/15/06 – Applicant's requested Withdrawal of the Application.

TRACKING NO.: #123-06-Z

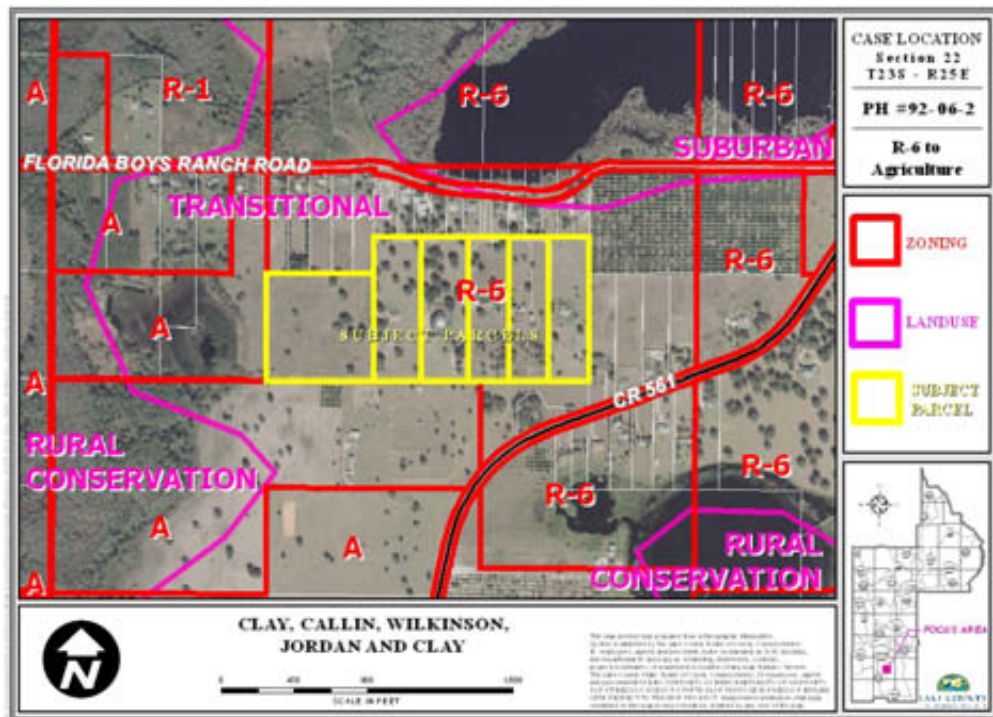
CASE NO: PH#92-06-2

AGENDA NO: #3

OWNER: David & Beth Wilkinson; Jeffrey & Julie Clay; Edward & Debra Jordan; Glenn & Margaret Callin; Wayne & Christine Clay

APPLICANT: Beth Wilkinson

GENERAL LOCATION: Groveland area – Property lying S of Florida Boy's Ranch Road and NW'ly of CR 561.



**APPLICANT'S REQUEST:** A request to rezone from R-6 (Urban Residential) to A (Agriculture) to allow for agricultural uses.

**SIZE OF PARCEL:** 37 acres

**FUTURE LAND USE:** Green Swam Area of Critical State Concern / Transitional

**STAFF'S RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Approval 6-0



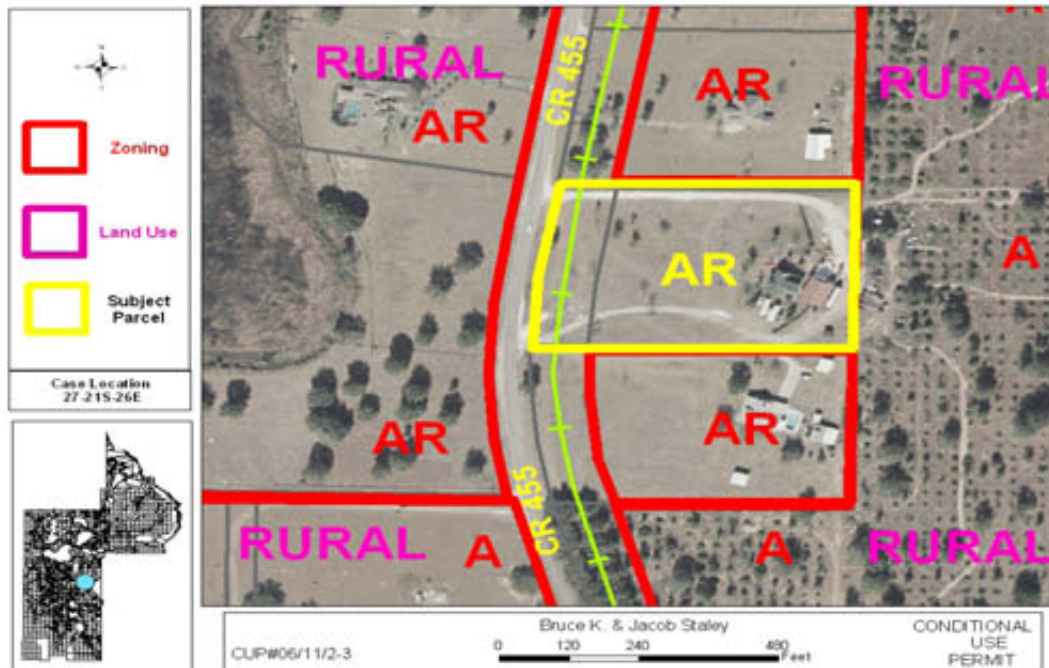
TRACKING NO.: #122-06-CUP

CASE NO: CUP#06/11/2-3

AGENDA NO: #4

OWNER: Bruce Staley and Jacob Staley

GENERAL LOCATION: Montverde area –Property lying NE'ly of the intersection of CR 455 and Lake Merritt Road.



**APPLICANT'S REQUEST:** A request for a Conditional Use Permit in AR (Agriculture Residential) to operate a plant nursery with two (2) greenhouses and an office, to allow for retail and wholesale of plants.

**SIZE OF PARCEL:** 4.12 +/- acres

**FUTURE LAND USE:** Rural

**STAFF'S RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Approval 6-0

TRACKING NO.: #116-06-RP

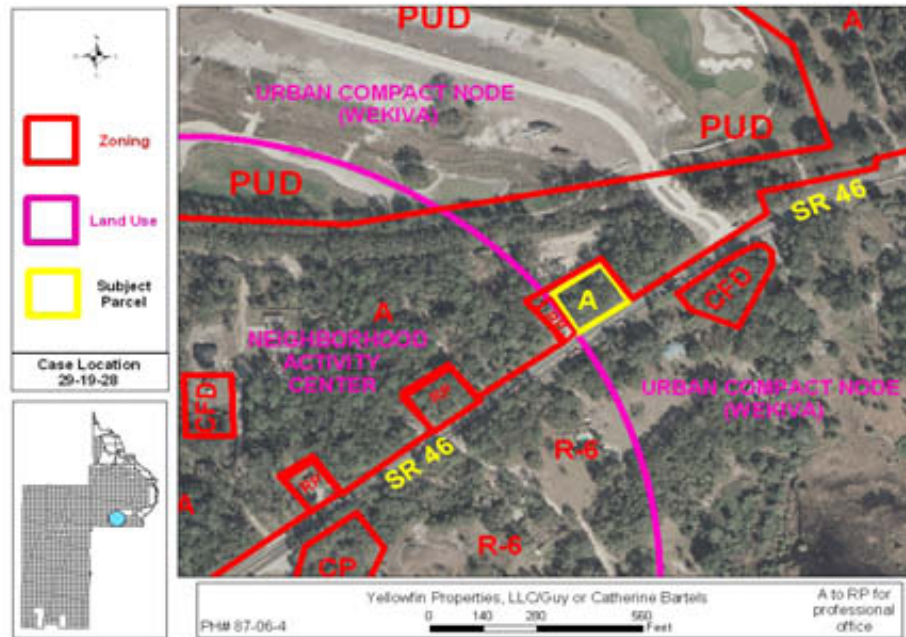
CASE NO: PH#PH#87-06-4

AGENDA NO: #5

OWNERS: YellowFin Properties LLC

APPLICANTS: Guy or Catherine Bartels

GENERAL LOCATION: Mt Plymouth – Property lying N of SR 46 and approximately 1 mile E of the intersection of SR 46 and CR 437.



**APPLICANT'S REQUEST:** A request for rezoning from R-6 (Urban Residential) to RP (Residential Professional) to allow use of the site for professional offices.

**SIZE OF PARCEL:** .39 +/-acres

**FUTURE LAND USE:** Urban Compact Node (Wekiva)

**STAFF'S RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Approval 6-0

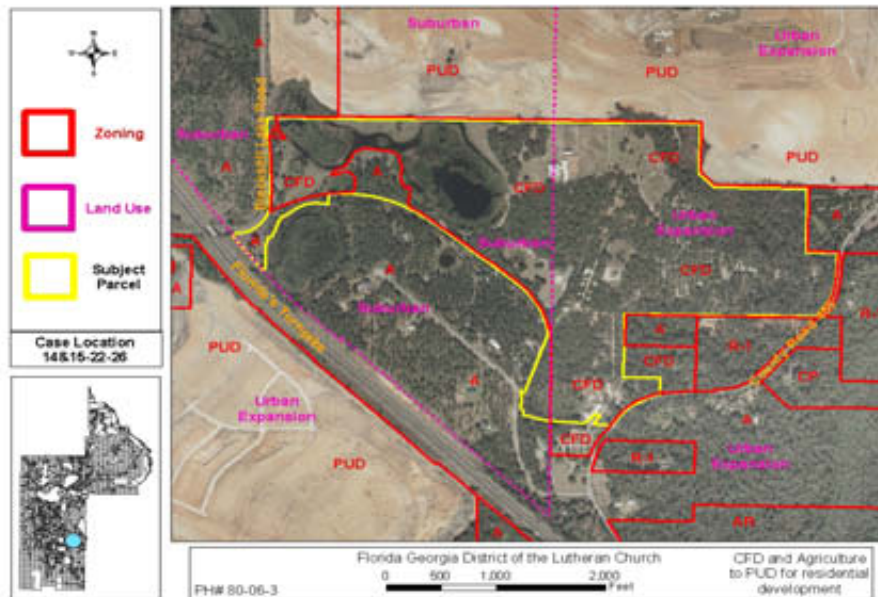
TRACKING NO.: #93-06-PUD

CASE NO: PH#80-06-3

AGENDA NO: #6

OWNER: Florida-Georgia Lutheran Church  
APPLICANT: Michael Mahler, Vice-President

GENERAL LOCATION: Montverde area – Property lying NE'ly of Ronald Reagan Turnpike and Willo Pines Lane and W of CR 455.



**APPLICANT'S REQUEST:** Rezone from CFD (Community Facility District) and A (Agriculture) to PUD (Planned Unit Development) to allow for development of a 283 unit residential development with traditional single-family, town home and patio-home products.

**SIZE OF PARCEL:** 165.11 +/- acres

**FUTURE LAND USE:** Urban Expansion & Suburban

**STAFF'S RECOMMENDATION:** Approval with conditions  
**ZONING BOARD RECOMMENDATION (9/6/06) :** Denied (5-2)



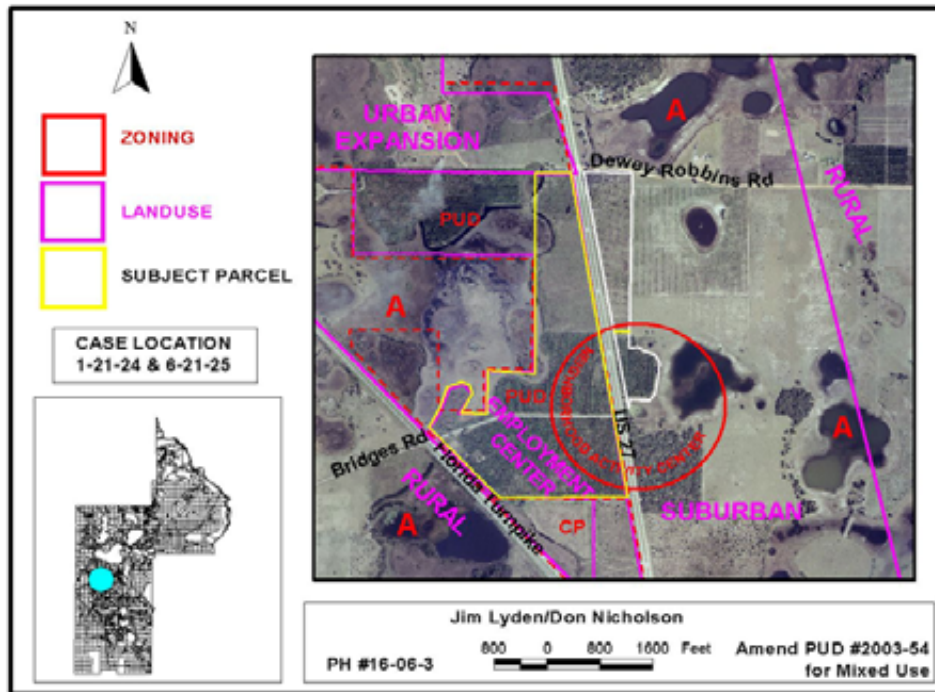
TRACKING NO.: #24-06-PUD/AMD

CASE NO: PH#16-06-3

AGENDA NO: #7

OWNER: Jim Lyden & Don Nicholson  
APPLICANT: Craig Kosuta & Associates

GENERAL LOCATION: Leesburg area – From the intersection of US 27 and CR 48, proceed approximately 3-1.2 miles south on US 27 to the property located on the west side of the road.



**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to PUD Ordinance #2004-78 (Golden Fleece) to increase the residential and commercial uses and decrease office uses.

**SIZE OF PARCEL:** 174.42 +/- acres

**FUTURE LAND USE:** Suburban and Employment Center

**STAFF'S RECOMMENDATION:** Denial / CONTINUANCE PENDING ANNEXATION

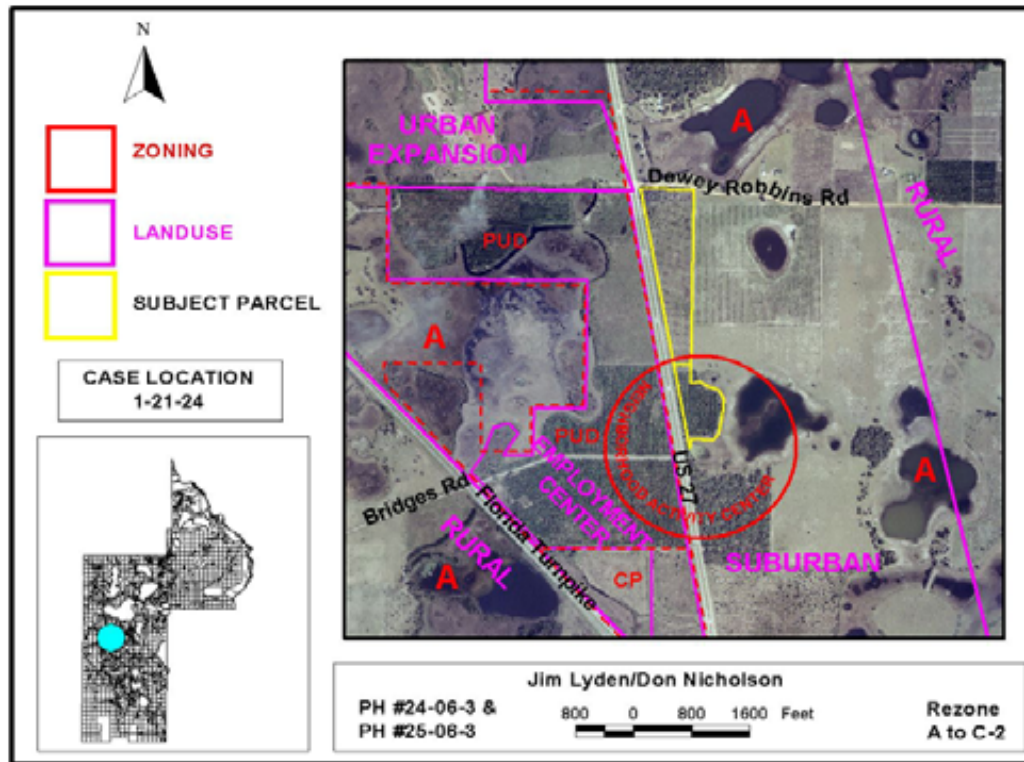
TRACKING NO.: #26-06-Z

CASE NO: PH#24-06-3

AGENDA NO: #8

OWNER(S): Jim Lyden & Don Nicholson  
REPRESENTATIVE: Craig Kosuta & Associates

GENERAL LOCATION: Howey-in-the-Hills area – Property lying E'ly of US 27/SR 25, just N of Bridges Road and approximately 3/4 miles E of the Turnpike. (1-21-24 / 6-21-25)



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to C-2 (Community Commercial) to allow for those uses within the C-2 zoning district.

SIZE OF PARCEL: 10.5 +/- acres

FUTURE LAND USE: Suburban

ZONING BOARD RECOMMENDATION: Approval (6-0) to C-2 / CONTINUANCE PENDING ANNEXATION

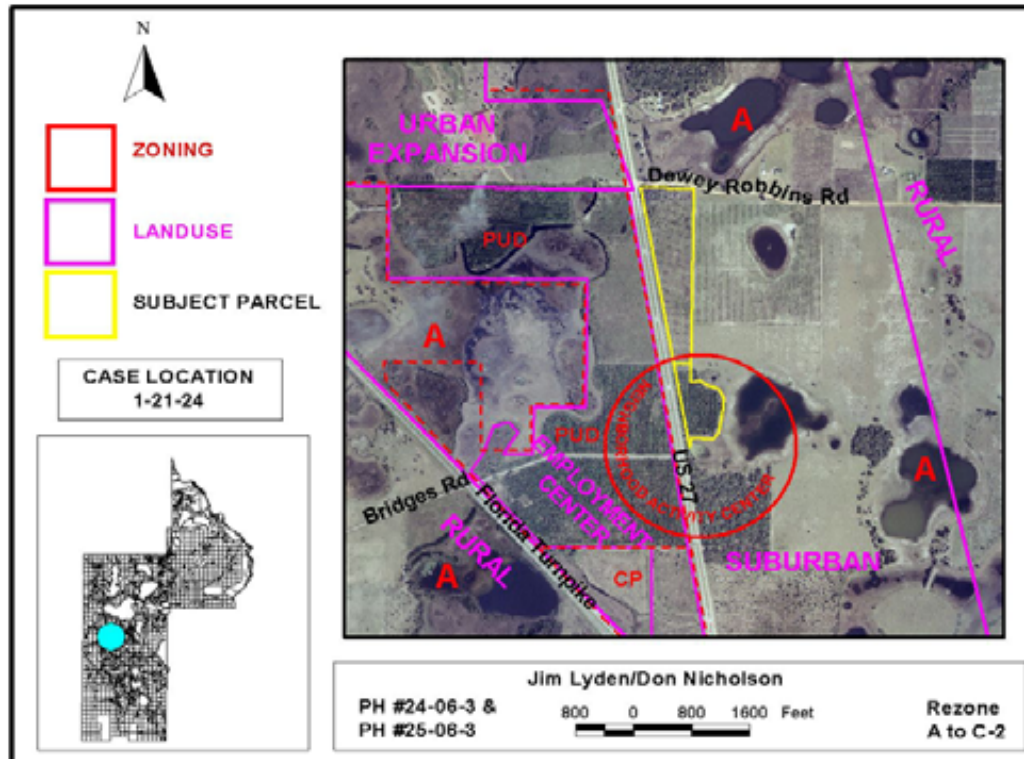
TRACKING NO.: #27-06-Z

CASE NO: PH#25-06-3

AGENDA NO: #9

OWNER: Jim Lyden & Don Nicholson

**GENERAL LOCATION:** Howey-in-the-Hills area: Property lying SE'ly of the intersection of US 27/SR 25 and Dewey Robbins Rd. (1-21-24)



**APPLICANT'S REQUEST:** A request to rezone from A (Agriculture) to C-2 (Community Commercial) to allow for those use permitted in the C-2 zoning district.

**SIZE OF PARCEL:** 29.91 +/-acres

**FUTURE LAND USE:** Rural / Employment Center

**ZONING BOARD RECOMMENDATION:** Approval (4-2) to C-2  
**CONTINUANCE PENDING ANNEXATION**